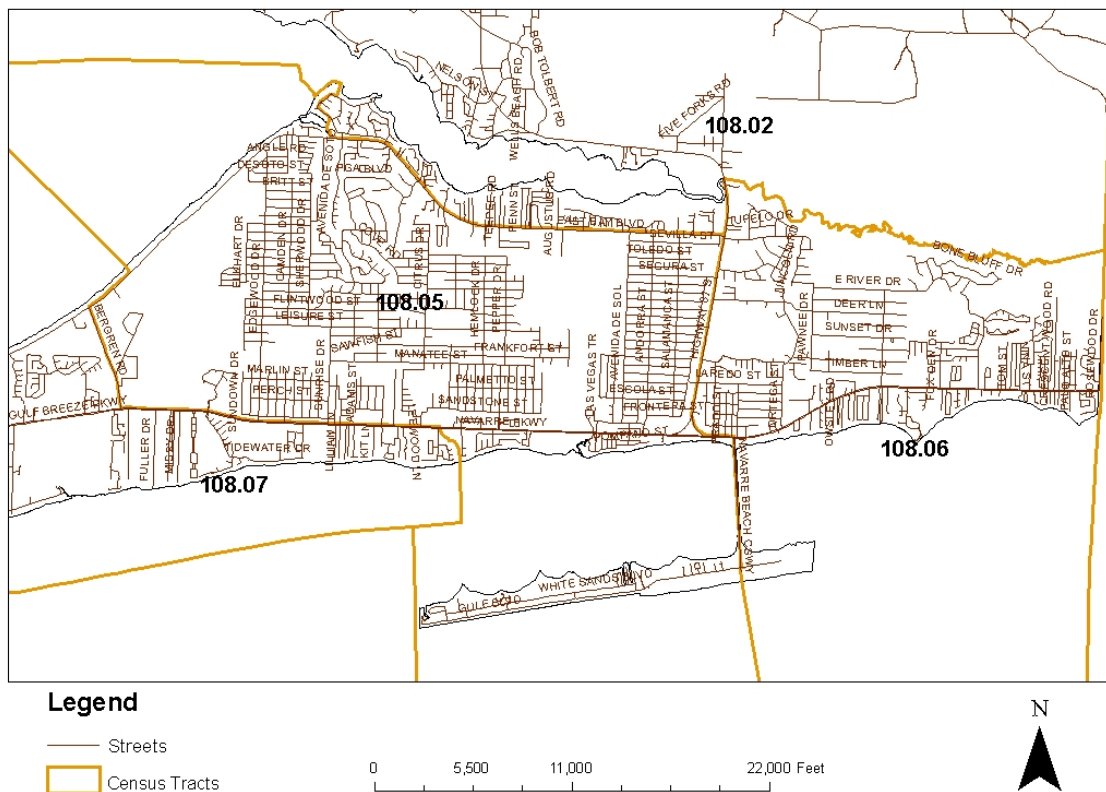


Existing Conditions

Navarre, Florida is located in southern Santa Rosa County, south of East Bay and East Bay River, north of Santa Rosa Sound and east of the Okaloosa County line. It is a coastal community with a strong military presence as a result of its close proximity to Hurlburt Field and Eglin Air Force Base. There is also a large population of retirees. Most of the employment in Navarre is related to the tourist and service industry, which is stimulated by the beaches of Santa Rosa Island. Major employment centers exist east in the Fort Walton Beach area, west in the Pensacola area and north, in the Milton area.

At the outset, some basic demographic data was collected for Santa Rosa County and for the census tracts encompassing Navarre. Roughly, census tracts 108.05 and 108.06 cover the Navarre Area. Navarre Beach is included in 108.06 and the extreme eastern end of 108.07 is considered part of the Navarre Area. This could affect some of the information; however, only a rough picture of the demography of Navarre was desired. A map depicting the census tracts appears below.

Navarre Area Census Tracts



The tables below illustrate the comparisons between the County as a whole and the Navarre Area.

Data Type	Santa Rosa County	Tract 108.05	Tract 108.06	Navarre Total/ Average	Navarre %
Total Population	117,743	9740	7532	17,272	14.67% of County Total
Median Age	36.8	36.2	34.8	35.5	3.5% lower
Male	36.1	36.4	35.1	35.8	0.8% lower
Female	37.5	36.1	34.5	35.3	5.9% lower
Average Household Size	2.63	2.68	2.71	2.70	2.7% higher
Average Family Size	3.00	3.02	3.07	3.01	0.3% higher
Median Household Income	\$41,881	\$43,038	\$42,354	\$42,696	1.9% higher
Median Family Income	\$46,929	\$50,719	\$45,878	\$48,299	2.9% higher
Number of Housing Units	49,119	4855	3097	7952	16.19% of County Total
Median Value of Owner Occupied Homes	\$106,000	\$130,100	\$111,170	\$120,635	13.8% higher
Median Value of Mobile Homes	\$38,800	\$40,300	\$48,100	\$44,200	13.9% higher
Median Real Estate Taxes	\$851	\$1163	\$977	\$1070	25.7% higher

In general, the Navarre Area is slightly younger and wealthier than the County as a whole. The age difference is most significant for women. The average family size and household size is also larger than the County as a whole. This is interesting in light of the fact that retirees and senior citizens, who tend to be empty-nesters, are considered a key part of the population. The family and household size data does confirm that Navarre is what residents feel it is, a family oriented community.

The value of homes and real estate in the Navarre Area is higher than in the rest of the County. This is not unexpected due to the numerous waterfront properties and highly valuable commercial properties fronting US98 and SR87. More than likely, there are pockets of undervalued properties that are ripe for redevelopment. Participants were able to identify many of these areas in the working group process. The value of homes in the area is also a concern. This data suggests that affordable housing in the Navarre Area may be scarce and that a wider range of housing choices may be needed.

The census tracts for 1990 and 2000 are different, thus a direct comparison of the population growth cannot be made. However, countywide the total population grew from 81,608 persons to 117,743 persons. This translates into a steep 44.3% increase. As population increases within a fixed area, the density increases. Increased density can result in:

- Increased traffic congestion
- Increased strain on public infrastructure such as water and sewer

- Increased strain on schools
- Loss of open space

But as the community grows, this increased density can also mean:

- Wider Range of Businesses and Services
 - 18 units per acre are needed to support a large supermarket*
- Walkable Communities
 - Densities of seven units per acre or higher are needed to support a small corner store*, the type that could fit in the neighborhood scale
- A Sense of Community
 - When neighbors are out walking the same streets and patronizing the same businesses, people get to know each other better and feel they have a greater stake in their community
- Wider Range of Housing Choices
 - Balancing low, medium and high density projects creates a mix of housing types and provides residents with a choice to meet different needs and preferences that change over their lifetimes
- Expanded Transportation Choices
 - Higher densities makes transit possible by providing the ridership needed to support a system
- Better Community Fiscal Health
 - Higher density reduces infrastructure duplication and makes the most of existing infrastructure
 - Decreases the need for costly expansions
 - Decreases the cost per household of expansions
- Environmental Protection
 - Concentrating development within a smaller area reduces land consumption, allows for protection of open space and environmentally sensitive areas.

*Source: *Creating Great Neighborhoods: Density in Your Community*, Local Government Commission in cooperation with U.S.EPA

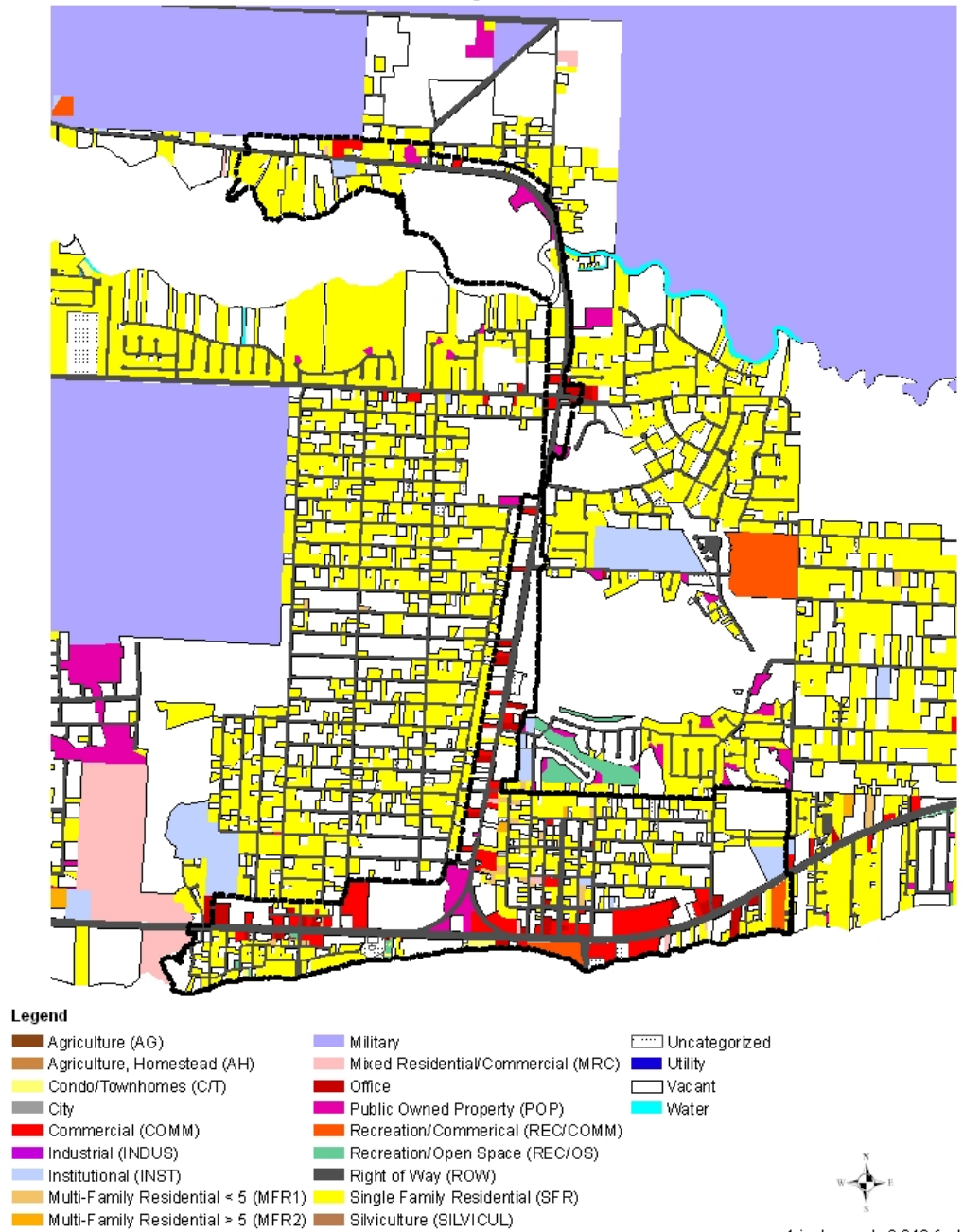
Overall densities in Navarre do not necessarily need to be increased, but as pointed out earlier, the existing data does show a need for a wider range of housing choices. This may mean density increases in limited areas. As alluded to above, protection of open space and environmentally sensitive areas could offset these increases.

The maps on the following pages show the Existing Land Use, Future Land Use and Current Zoning for the Navarre Area. Low density residential development dominates these illustrations. Commercial activity is limited primarily to direct highway frontage.

The next set of maps show areas that could be environmentally sensitive wetlands. They are not specific enough to indicate wetlands on a parcel level, but do show where there is a possibility that wetlands exist. This is important information to consider in the Town Center Planning Process.

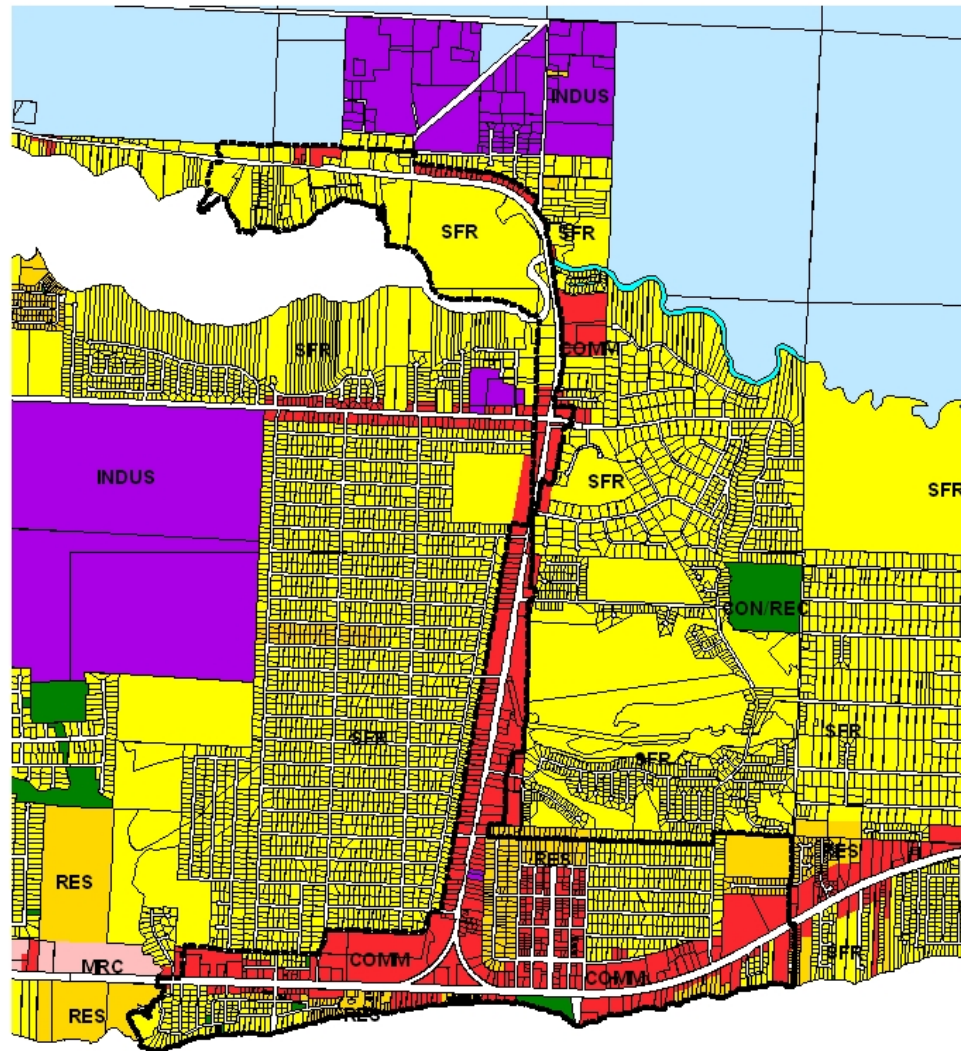
ELUM

Navarre Town Center Working Map
Existing Land Use



FLUM

Navarre Town Center Working Map
Future Land Use



Legend

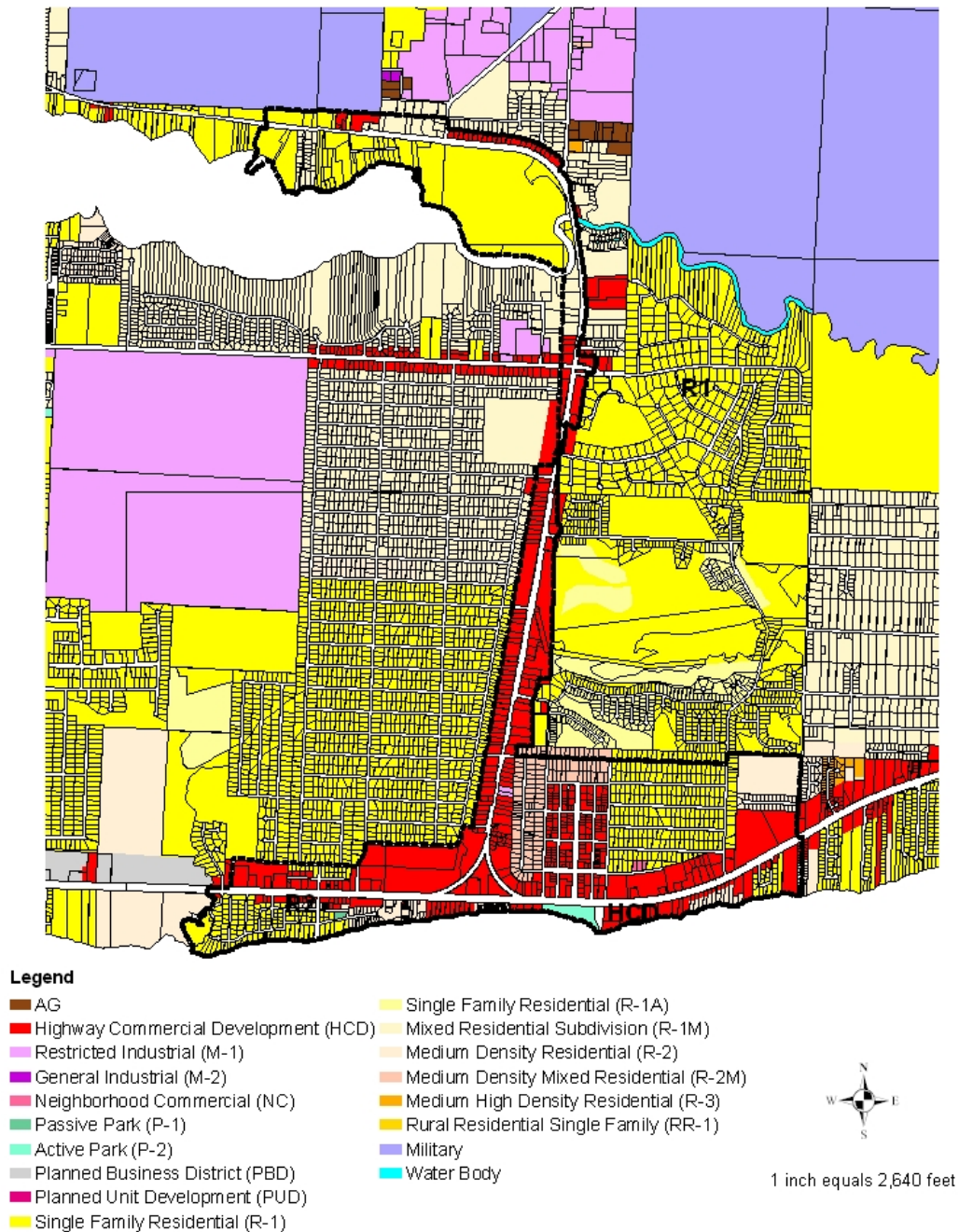
- | | |
|--------------------------------------|------------------------------------|
| AGRICULTURE (AG) | BAGDAD HISTORIC DISTRICT (HIS) |
| SINGLE FAMILY RESIDENTIAL (SFR) | INDUSTRIAL (INDUS) |
| RESIDENTIAL (RES) | MARINA (MARINA) |
| COMMERCIAL (COMM) | MILITARY (MIL) |
| CONSERVATION/RECREATION (CONREC) | MIXED RESIDENTIAL COMMERCIAL (MRC) |
| GP SINGLE FAMILY RESIDENTIAL (GPSFR) | WATER |
| GP RURAL RESIDENTIAL (GPRR) | |



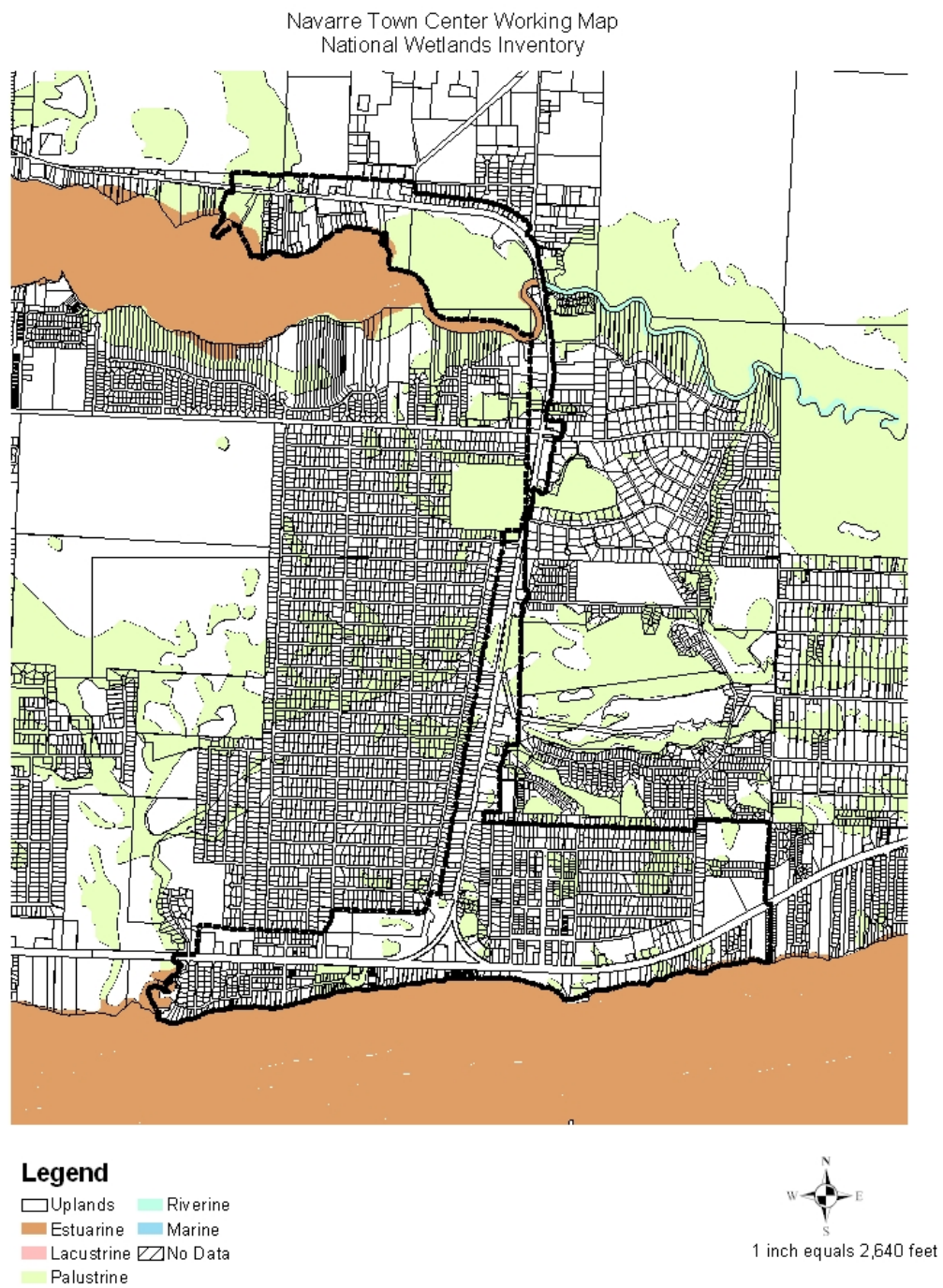
1 inch equals 2,640 feet

Zoning

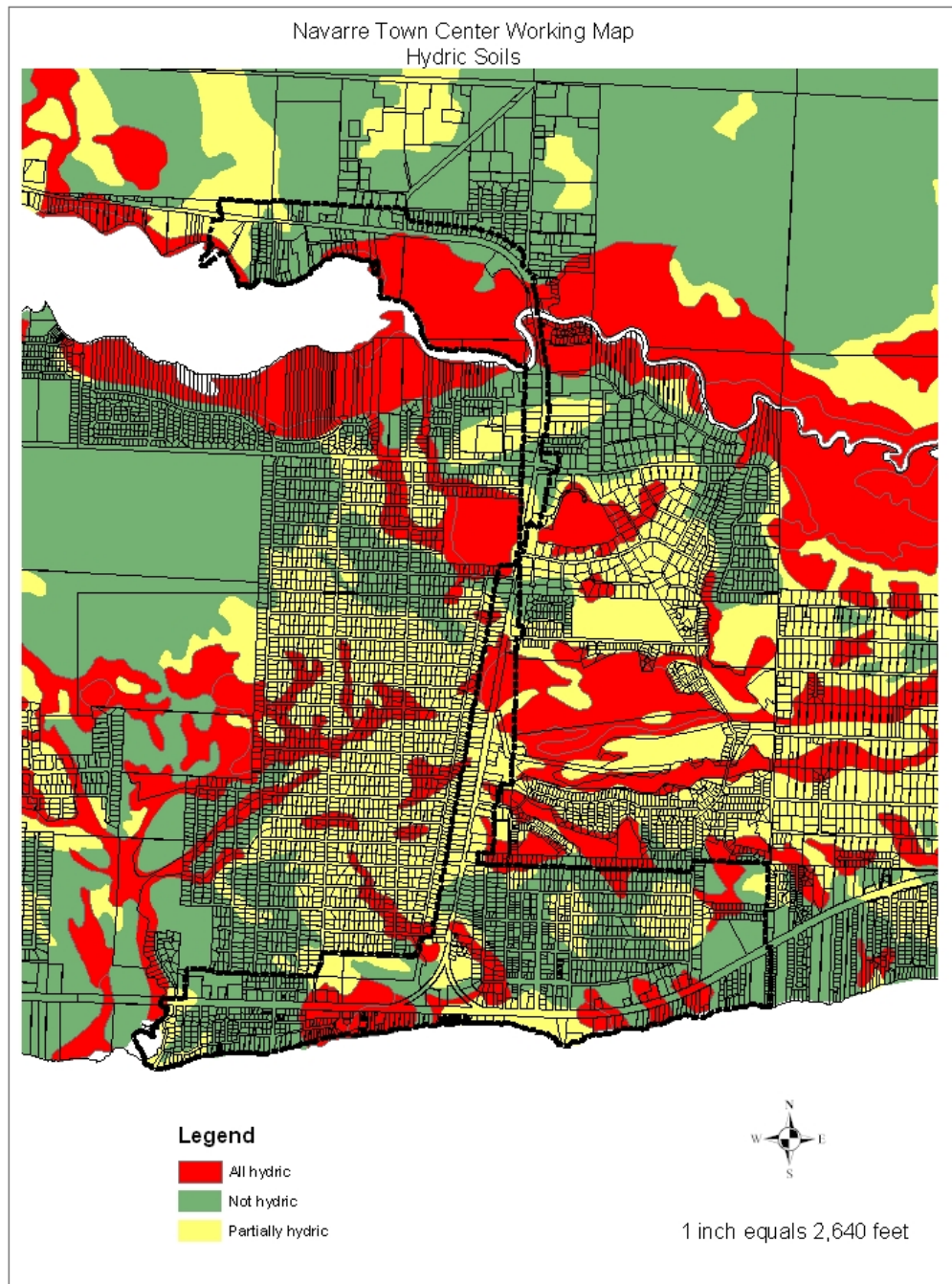
Navarre Town Center Working Map
Zoning



NWI



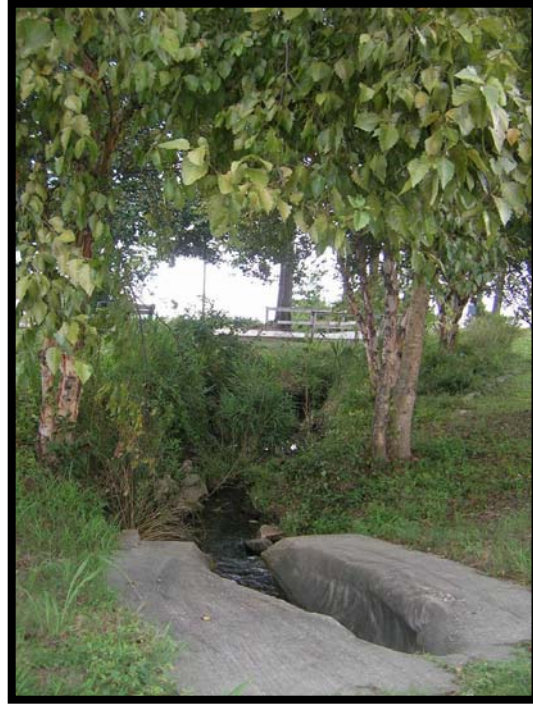
Soils



While sewer service is available in Navarre, its availability is sporadic in some areas. Stormwater infrastructure is also problematic. While the County has tough standards for new development, much of Navarre was platted and developed prior to the institution of those standards. In some areas in Navarre stormwater is piped directly into Santa Rosa Sound.



Stormwater Outfalls from north of US98 empty into Santa Rosa Sound



The County Land Development Code includes standards for landscaping on commercial properties and tree protection. During the South End Special Area Plan, residents of the peninsula indicated in a Visual Preference Survey that, in general, they desired better landscaping and more tree protection. Although Santa Rosa County has recently reevaluated its landscaping and tree protection ordinances, institution of additional standards in Navarre was considered in this process. The appropriate working groups were briefed on the newest standards so that they could evaluate the applicability to Navarre.